

033.0

0001

0023.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

729,900 / 729,900

USE VALUE:

729,900 / 729,900

ASSESSED:

729,900 / 729,900


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
53		BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HANSEL ELIZABETH &	
Owner 2: KITTS DEBORAH	
Owner 3:	

Street 1: 53 BROADWAY

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: SANE RAJAY J -

Owner 2: -

Street 1: 53 BROADWAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 6,005 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Vinyl Exterior and 1847 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6005		Sq. Ft.	Site		0	80.	0.90	1			Med. Tr	-10					432,109						432,100	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
101	6005.000	297,800			432,100	729,900									22647
Total Card	0.138	297,800			432,100	729,900	Entered Lot Size								GIS Ref
Total Parcel	0.138	297,800			432,100	729,900	Total Land:								GIS Ref
Source:	Market Adj Cost				Total Value per SQ unit /Card:	395.22	/Parcel:	395.2			Land Unit Type:				Insp Date

04/17/09

!2703!

USER DEFINED

Prior Id # 1: 22647

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

Parcel ID 033.0-0001-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	297,800	0	6,005.	432,100	729,900	729,900	Year End Roll	12/18/2019
2019	101	FV	258,300	0	6,005.	459,100	717,400	717,400	Year End Roll	1/3/2019
2018	101	FV	258,300	0	6,005.	334,900	593,200	593,200	Year End Roll	12/20/2017
2017	101	FV	258,300	0	6,005.	291,700	550,000	550,000	Year End Roll	1/3/2017
2016	101	FV	258,300	0	6,005.	248,500	506,800	506,800	Year End	1/4/2016
2015	101	FV	252,800	0	6,005.	243,100	495,900	495,900	Year End Roll	12/11/2014
2014	101	FV	196,100	0	6,005.	199,800	395,900	395,900	Year End Roll	12/16/2013
2013	101	FV	196,100	0	6,005.	190,100	386,200	386,200		12/13/2012

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANE RAJAY J,	63609-262		5/14/2014		515,000	No	No		
SANE RAJAY,	56494-395		2/22/2011	Convenience	99	No	No		
SIRA ALFONSO R/	49882-1		8/1/2007		371,000	No	No		
BENINCASA LUCIE	44648-516		2/16/2005		355,000	No	No		
	9008-7		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/25/2015	819	Wood Dec	4,000	6/25/2015				Construct deck as
6/10/2015	655	Siding	19,000	6/10/2015				Replace vinyl sidi
10/15/2010	2132	Redo Bas	27,000					BATH&LAUNDRY RM/FI
9/30/2005	902	Redo Kit	20,000	C		G7	GR FY07	& REDO BTH, CEILIN
9/2/2005	799	Re-Roof	4,975	C		G7	GR FY07	STRIP & REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2015	Permit Insp	PC	PHIL C
5/14/2015	SQ Returned	MM	Mary M
4/17/2009	Meas/Inspect	372	PATRIOT
12/3/2008	MLS	MM	Mary M
8/15/2005	MLS	HC	Helen Chinal
3/14/2000	Inspected	264	PATRIOT
2/17/2000	Measured	264	PATRIOT
8/9/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 19 - Ranch				Full Bath: 1	Rating: Very Good			41C 413004 OF=SINK IN BMT.										
Sty Ht: 1 - 1 Story				A Bath: 1	Rating: Very Good													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 1 - Concrete				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 4 - Vinyl				A HBth:	Rating:													
Sec Wall:		%		OthrFix: 1	Rating: Average													
Roof Struct: 1 - Gable				OTHER FEATURES														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good													
Color: WHITE				A Kits:	Rating:													
View / Desir:				Frl:	Rating:													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C - Average				CONDOS INFORMATION														
Year Blt: 1957	Eff Yr Blt:			Location:														
Alt LUC:		Alt %:		Total Units:														
Jurisdct: G15		Fact:	.	Floor:														
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD		Phys Cond: VG - Very Good	4.6 %	Exterior:		No Unit	RMS	BRS	FL									
Prim Int Wall: 1 - Drywall		Functional:		Interior:		1	5	3										
Sec Int Wall:	%	Economic:		Additions:														
Partition: T - Typical		Special:		Kitchen:														
Prim Floors: 3 - Hardwood		Override:		Baths:														
Sec Floors:	%	Total:	4.6 %	Plumbing:														
Bsmnt Flr: 12 - Concrete		CALC SUMMARY				COMPARABLE SALES				TOTALS				NET SKETCHED AREA				
Subfloor:		Basic \$ / SQ: 95.00		Rate	Parcel ID	Typ	Date	Sale Price		1	5	3						
Bsmnt Gar:		Size Adj.: 1.35000002																
Electric: 3 - Typical		Const Adj.: 0.99989998																
Insulation: 2 - Typical		Adj \$ / SQ: 128.237																
Int vs Ext: S		Other Features: 92648																
Heat Fuel: 2 - Gas		Grade Factor: 1.00																
Heat Type: 1 - Forced H/Air		NBHD Inf: 1.00000000																
# Heat Sys: 1		NBHD Mod:																
% Heated: 100	% AC: 100	LUC Factor: 1.00																
Solar HW: NO	Central Vac: NO	Adj Total: 312209																
% Com Wall	% Sprinkled:	Depreciation: 14362																
		Depreciated Total: 297847						WtAv\$/SQ:		AvRate:	Ind.Val:							
								Juris. Factor: 1.00		Before Depr: 128.24								
								Special Features: 0		Val/Su Net: 140.21								
								Final Total: 297800		Val/Su SzAd: 290.25								
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 033.0-0001-0023.0								IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:					Total Special Features:								Total:				